



**34 Sterte Esplanade, Holes Bay, Poole, BH15 2BA**

Offers Over **£500,000**



## 34 Sterte Esplanade

Holes Bay, Poole

Guide Price: £500,000 - £525,000. This substantial character home offers around 1,750 sq. ft. of accommodation and combines timeless charm with modern living, and enjoys an enviable outlook over a protected nature reserve and the tranquil waters of Holes Bay in Poole Harbour.

Originally built in 1903, the house has been tastefully re-styled and comprehensively updated in recent years. Enhancements include a contemporary kitchen, two beautifully appointed shower rooms, redecoration, new flooring, and bespoke fitted wardrobes to all three generously proportioned bedrooms. While updated for modern comfort, the property retains period elegance, with high ceilings, large sash-style windows, picture rails, and detailed architraves. A welcoming hallway leads to a cloakroom/WC, further enhancing practicality.

The outside space is equally impressive. The sizeable rear garden features a large sun terrace, exterior lighting, water supply, summer house, and storage shed, all enclosed within well-defined boundaries. To the front, a west-facing patio offers the perfect spot for evening sun, while the lower garden provides off-road parking for up to three vehicles, with convenient side access linking both areas.



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This exceptional home is a rare opportunity to acquire a beautifully balanced blend of character, space, and a stunning natural setting.





Holes Bay forms part of the renowned Poole Harbour, one of the world's largest natural harbours. A designated conservation area, it provides a haven for wildlife and offers ever-changing views across tidal waters and protected nature reserves. With scenic footpaths and cycle routes along the shoreline, Holes Bay combines tranquillity with convenience, sitting just moments from Poole Town Centre, transport links, and the Quay. Its unique setting makes it one of the most desirable outlooks in the area, balancing natural beauty with urban accessibility.

Council Tax band: D

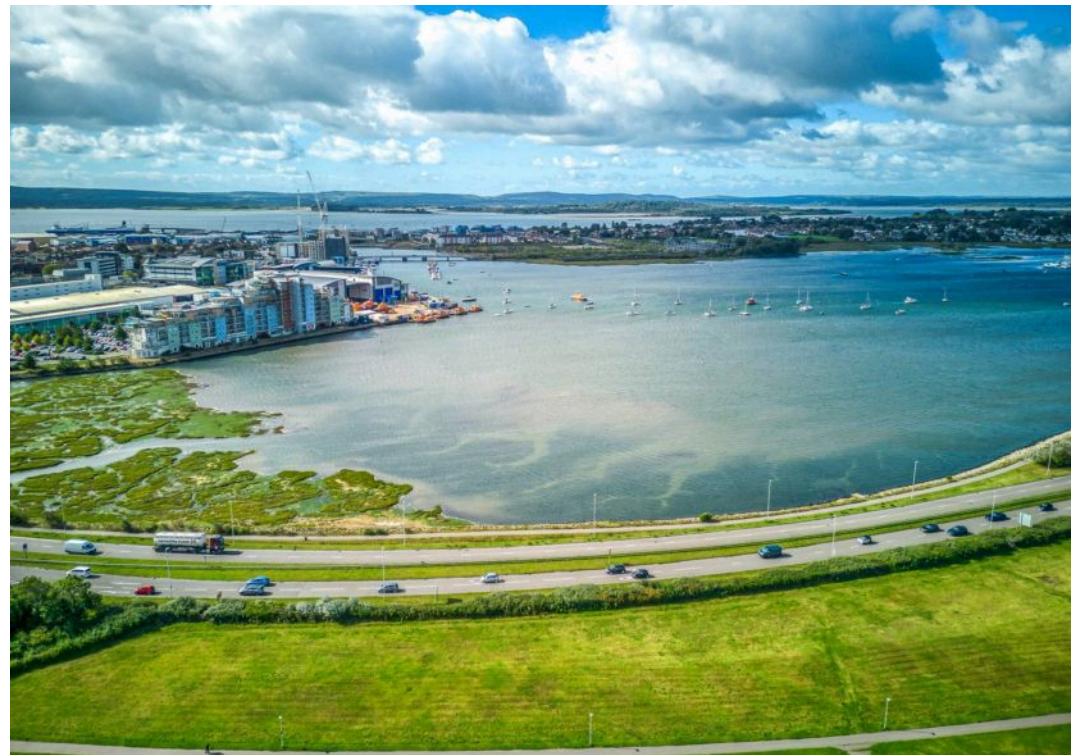
Tenure: Freehold

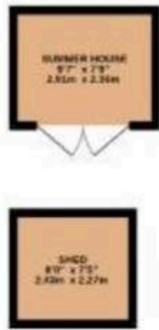
EPC Energy Efficiency Rating: D



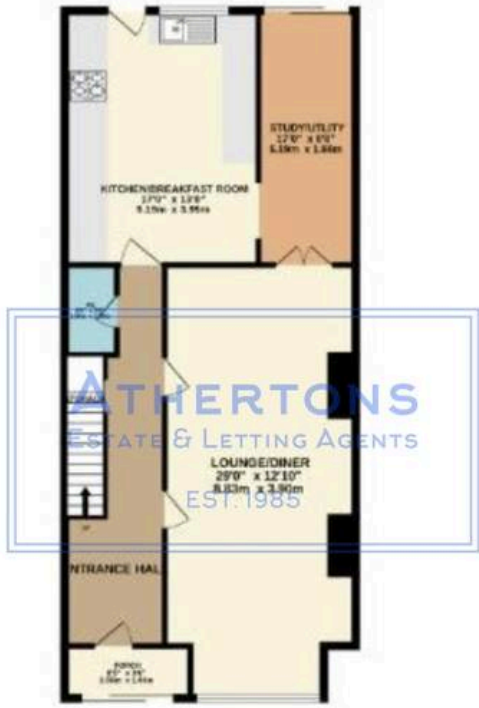








GROUND FLOOR  
1059 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1736 sq.ft. (161.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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